

## House for Sale to Giusvalla



### 300 square meters | Bathrooms: 2 | Bedrooms: 8 | Rooms: 15

Giusvalla, valley of the Valla river, the first hills of the hinterland of the Savona coast, in an area of lush greenery, surrounded by large meadows and endless woods in an absolutely virgin area from a naturalistic point of view, we offer this beautiful property which consists of 3 distinct structures, one of which is an old mill with part of the mechanisms still present. The area can be reached via an asphalted municipal road and borders the Valla stream.

-- The first building we encounter, the largest, is the residential one which is spread over 3 levels and is made of plastered stone.

In the basement there are 3 cellars and warehouses with a storage room outside the main structure.

On the mezzanine floor, with access from an external staircase, we have 6 rooms, partly residential and partly for storage as well as a bathroom.

Then from an internal staircase access to the top floor consisting of 5 living rooms, closet and bathroom.

Overall, the house is immediately habitable, has systems from the 70s, windows partly in wood and partly in double-glazed aluminium, heating with radiators connected to the boiler, floors from the 50s/60s partly in marble and partly in grit.

Roof visible in good condition.

-- The second building, again with structures in local stone, is the Ex Mill with a ground floor which is made up of 2 rooms (with the millstones of the mill) and a shed open on one side, on the first floor there is a warehouse with the upper part of the structure for grinding grain and on the side of the barn. Still on the upper floor is an attic.

-- The third structure, in brick, is approximately 80 m2 on 2 levels with a warehouse and garage on the ground floor and an attic on the upper floor.

Ideal for a conservative renovation that enhances its authentic characteristics, it could become a beautiful accommodation facility surrounded by greenery.

The beaches of the Ligurian coast can be reached in 30 minutes, the ski areas in 90 minutes, Genoa airport in less than 60 minutes, the motorway connection is 20 minutes away.

The property stands on a plot of land measuring approximately 3000 m2 in total.

## Property details

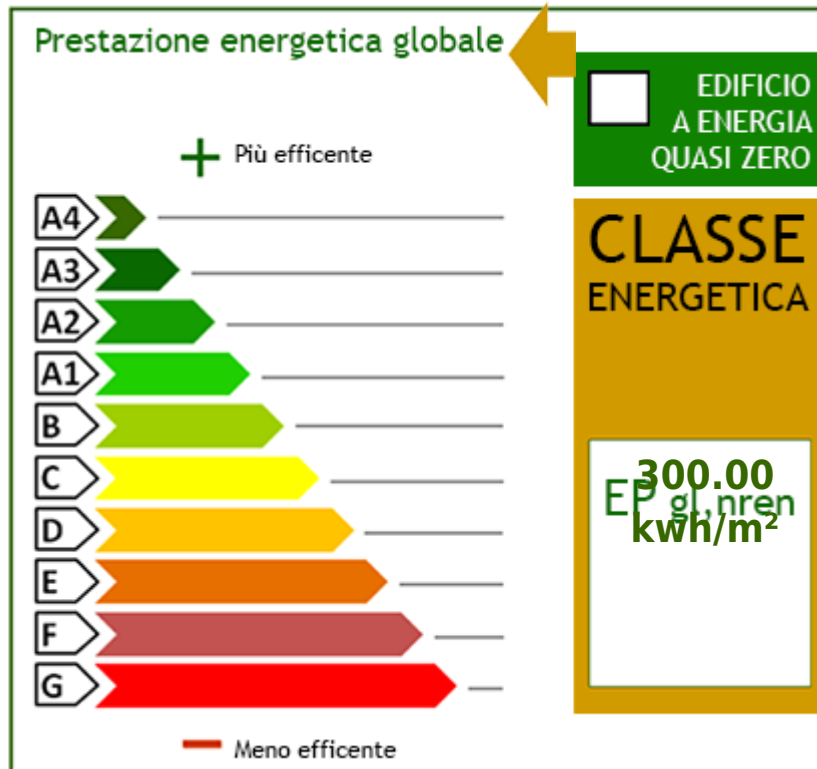
<b>Reference code:</b> 5785	<b>For Sale/For Rent:</b> Sale
<b>Type (Apartment, villa, etc):</b> House	<b>Region:</b> Liguria
<b>Province:</b> Savona	<b>Municipality:</b> Giusvalla
<b>Price:</b> € 130.000 negotiable	<b>Total sqm:</b> 300 square meters
<b>Bedrooms:</b> 8	<b>Bathrooms:</b> 2
<b>Rooms:</b> 15	<b>State of conservation:</b> Decent
<b>Floor type:</b> On two levels	<b>Total floors:</b> 2
<b>Central heating:</b> Self regulating	<b>Parking space:</b> Open
<b>Building age:</b> 1850	<b>Current condition:</b> Empty at time of deed
<b>Available:</b> Yes	<b>Garden:</b> Private, 3.000 square meters
<b>Distance to sea:</b> 30 meters	<b>Kitchen:</b> Habitable
<b>Box:</b> Double, 30 square meters	

## Features

Closet	Closet	Cellar: 30 m <sup>2</sup>
Cellar: 30 m <sup>2</sup>	Fireplace	Fireplace
Wooden frames	Wooden frames	Aluminium frames
Aluminium frames	Blinds	Blinds
Terrain type: Hilly	Terrain type: Hilly	Additional positions: In the countryside
Additional positions: In the countryside	Acces	Acces
Water: Municipal	Water: Municipal	River/Stream
River/Stream	Sewerage: Imhoff sepctic	Vegetable garden
Sewerage: Imhoff sepctic	Roof	Vegetable garden
Light	Roof	Suitable for two families
Light	External area	Suitable for two families
Parkingspace	External area	Garage
Parkingspace	Garage	Flooring
Flooring	Distance to sea	Distance to sea
Distance to ski resorts	Distance to ski resorts	Distance to hospital
Distance to hospital	Water bath	Water bath
Terrain: 3000 m <sup>2</sup>	ideal for horses	Terrain: 3000 m <sup>2</sup>
ideal for horses		

**Nearby**

Gyms	Spas	Gyms	Soccerfields
Sport complexes	Spas	Tenniscourt	Soccerfields
Sport complexes	Cycle paths	Tenniscourt	Playgrounds
Cycle paths	Railway station	Playgrounds	Public transport
Railway station	Kindergarden	Public transport	Elementary school
Kindergarden	Elementary school	Middle school	Middle school
High school	High school	Bar	Bar
Postal offices	Postal offices	Commercial center	Commercial center
Municipal offices	Municipal offices		



Ricordiamo che le informazioni contenute nella scheda e riguardanti gli immobili proposti sono generali, non sono vincolanti e non hanno natura contrattuale

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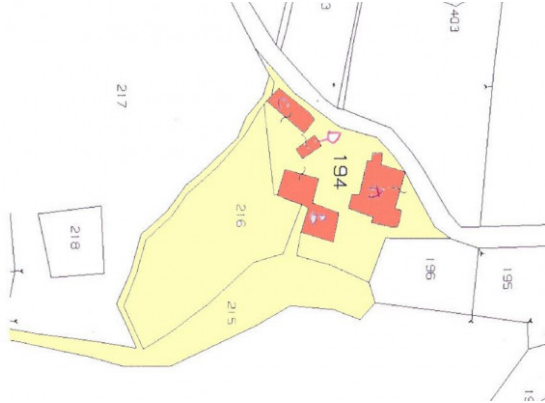












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